

TOWN OF COVENTRY

ORDINANCE OF THE TOWN COUNCIL

IN AMENDMENT OF CHAPTER 255 OF THE CODE OF ORDINANCES OF THE TOWN OF COVENTRY, ENTITLED "Zoning"

Ordinance No. 2024-X

Passed:

Hillary V. Lima, Council President

Approved:

Daniel O. Parrillo, Town Manager

It is Ordained by the Town of Coventry Town Council as follows:

Note: Words set as ~~strikeover~~ are to be deleted from the ordinance; words set in underline/**bold** are to be added to the ordinance.

ARTICLE IX
Supplementary Regulations

§ 255-900. Purpose.

The purpose of supplementary regulations is to set specific conditions for various uses and to set standards for land use types that require special attention due to their nature or potential impacts to surrounding neighborhoods.

§ 255-910. Exceptions to dimensional requirements.

A. Exceptions to height regulations.

- (1) The following structures or parts of structures may be erected above the specified height limitation in Article VI provided that such vertical element shall be set back from any lot line one additional foot for each foot by which it exceeds the prescribed height limit for the district: church spire, church tower or church belfry; flagpole; radio or television antenna; chimney; elevator; penthouse; silo; municipal water supply structures; windmills; or wind generators.

B. Authorized departures from yard regulations. The following describes special circumstances in which deviation from the stated yard restrictions in Article VI may be waived. This section also defines the yard setbacks for odd-shaped lots.

- (1) Waiver of front yard restrictions. Where lots on both sides of a vacant lot have main buildings which are located in the established front yard and have been so maintained since this chapter became effective, the front yard requirement for the vacant lot may be the average of the front yards of the adjacent lots. ~~In no case shall a front yard be less than 15 feet.~~

- 43 (2) Architectural projections. Open or semi enclosed structures such as porches, canopies,
 44 balconies, platforms, garages, carports, covered patios, decks and similar architectural
 45 projections when attached to a principal building shall be considered parts of the building
 46 to which they are attached and shall not project into the required minimum front, side or
 47 rear yard. When such structures are not attached to the principal building, they shall be
 48 considered accessory buildings and shall be governed by the provisions of
 49 § 255-920A.
- 50 (3) Waiver of yard restrictions in general. Yards required in this chapter and the space above
 51 them shall be unobstructed by buildings except as permitted by this article.
- 52 (a) Ordinary projections of windowsills, cornices, and other structural features may
 53 extend not more than 12 inches into the space above required yards;
- 54 (b) Signs as permitted in Article XV may be located in front yards; and
- 55 (c) Outdoor telephone booths in a commercial district may be located in front yards,
 56 provided that they do not obstruct visibility for proper traffic circulation.
- 57 (4) Three-sided lot. In the event that a lot contains only three sides, the width of the lot shall
 58 be considered to be the distance between side lot lines, measured at the required front
 59 yard depth. The rear yard shall be measured from a line 10 feet in length entirely within
 60 the lot parallel to the front lot line.
- 61 (5) Irregular lot. In the event the front yard of a lot abuts a curve, a cul-de-sac or a junction
 62 of two streets that form an interior angle approximating 90°, the width of the lot shall be
 63 considered to be the distance between the two side lot lines, measured at the required
 64 front yard depth.
- 65 (6) Reduction of street frontage. In any residential district, street frontage may be reduced
 66 to not less than 60 feet for those lots fronting entirely on turnarounds or culs-de-sac. In
 67 such instances, the required frontage shall be measured at the building line.
- 68 (7) Corner lot. On a corner lot, ~~both yards fronting on intersecting streets shall meet the front~~
 69 ~~yard setbacks~~ **there shall be only one front yard as determined by the Zoning Enforcement**
 70 **Officer; the other potential front yard shall be considered a side yard, or where applicable,**
 71 **a corner side yard.**
- 72 (8) Front yards or through lots. At each end of a through lot the front yard setbacks for the
 73 district shall be adhered to.
- 74 ~~C. Different use districts abutting one another. Minimum landscaped buffer requirements are~~
 75 ~~established in § 255-1730 to protect residents against the impacts of potentially~~
 76 ~~incompatible abutting land uses. These buffers shall be complied with when residential and~~
 77 ~~nonresidential land uses abut one another.~~
- 78 ~~D. Buffer between residential dwellings and earth removal operations. There shall be a minimum~~
 79 ~~buffer of 600 feet between occupied and new residential dwellings and the limit of operation~~
 80 ~~for any earth removal operation. See § 255-1040A(3).~~

81 **§ 255-920. General development regulations.**

82 **A. Accessory structures.**

- 83 ~~(1) Generally, A permitted accessory structure in any residential zone shall be placed in the~~

84 rear yard, except that accessory buildings may be placed in the side yard where the side
85 yard setback requirement for the principal structure can be maintained. For example: a
86 detached garage in an R-20 Zone may be permitted in the side yard if a side yard setback
87 of 20 feet can be maintained.

88 **(1) Dimensional regulations for detached accessory structures.**

89 (a) **Location: Detached accessory structures in any zone shall be placed in the rear**
90 **yard, except that detached accessory structures may be placed in the side yard**
91 **where the side yard setback requirement for the principal structure can be**
92 **maintained. Detached accessory structures shall not be placed in the front**
93 **yard.**

94 (b) R20: ~~The height for a detached accessory structure shall not be greater than 15 feet,~~
95 ~~or the height of the principal structure, whichever is lower.~~ **Detached** ~~A~~ accessory
96 structures shall be placed no closer than 10 feet to the property line. Residential
97 tool, garden or storage sheds up to a maximum of 120 square feet may be permitted
98 up to five feet to a property line.

99 (c) RR2 and RR3: ~~The height for a detached accessory structure shall not be greater~~
100 ~~than 19 feet.~~ **Detached** ~~A~~ accessory structures ~~over 120 square feet~~ shall be placed
101 no closer than ~~40~~ **15** feet to the property line. Residential tool, garden or storage
102 sheds up to a maximum of 120 square feet may be permitted up to five feet to a
103 property line.

104 (d) RR5: ~~The maximum height for a detached accessory structure may be permitted up~~
105 ~~to 22 feet where the property meets the minimum lot size requirement. Otherwise,~~
106 ~~the maximum height limitation shall be 19 feet. The location of~~ **Detached**
107 accessory structures shall be **placed no closer than** ~~at least 50~~ **35** feet ~~from the~~ to the
108 property line, ~~except for nonconforming lots of record which shall have an~~
109 ~~accessory structure setback of 25 feet to the property line, unless as otherwise stated~~
110 ~~in this chapter.~~ Residential tool, garden or storage sheds up to a maximum of 120
111 square feet may be permitted up to 10 feet to a property line.

112 (e) **Height: The maximum height for a detached accessory structure is the height**
113 **of the principal structure or 25 feet, whichever is lower.**

114 (f) **Floor Area: The maximum floor area of a detached accessory structure shall**
115 **be 1,200 square feet or 60% of the total floor area of the principal structure,**
116 **whichever is less.**

117 (g) **Design: Detached accessory structures shall be designed such that they are**
118 **incidental and subordinate to the principal structure and maintain continuity**
119 **with the architectural appearance and character of the principal structure.**

120 (h) **Lot Coverage: Detached accessory structures shall comply with the lot coverage**
121 **requirements of the underlying zoning district.**

122 **(2) Dimensional regulations for attached accessory structures.**

123 (a) **An accessory garage or accessory dwelling unit attached to the principal**
124 **structure shall be subject to the yard requirements of a principal structure in**
125 **the applicable zoning district.**

- 126 (b) New attached accessory garages or attached accessory dwelling units shall not
 127 extend in front of the principal structure.
- 128 (c) Attached decks and porches may be allowed in front of the principal structure,
 129 and shall be subject to the yard requirements of a principal structure in the
 130 applicable zoning district.
- 131 (d) New attached accessory garages and attached accessory dwelling units shall be
 132 designed such that they are incidental and subordinate to the principal
 133 structure and maintain continuity with the architectural appearance and
 134 character of the principal structure.
- 135 (3) Accessory structures, whether attached or detached, that are buildings incidental
 136 and subordinate to farming or agricultural uses. ~~Accessory buildings incidental and~~
 137 ~~subordinate to farming or agricultural uses~~ may have a height greater than ~~15-25~~ feet,
 138 provided that farming is the principal use of the land. In no instance shall the height of
 139 such accessory buildings be greater than 35 feet as stipulated by § 255-600. ~~The~~ **Such**
 140 accessory ~~structures~~ building shall be **primarily** used for storage of materials incidental
 141 to farm or agricultural uses, and not for ~~habitation~~ habitable living areas, except to
 142 allow for the development of ADU's in compliance with the provisions of § 255-
 143 920.F. (i.e., apartments, efficiency units, dwelling units, etc.).
- 144 ~~(4) Attached structures. An accessory garage attached to the principal structure becomes~~
 145 ~~part of the principal structure and therefore must meet the yard requirements of the~~
 146 ~~applicable zoning district.~~
- 147 B. Fences and walls. Fences and walls not exceeding 10 feet may be placed in any yard area in
 148 an industrial district. In any other commercial district, fences will be limited to eight feet in
 149 height. In any other residential district, fences and walls may be constructed in side and rear
 150 yards up to six feet in height. In front yards, the maximum height of walls and fences shall be
 151 four feet. All fences are subject to the vision requirements in § 255-920C.
- 152 C. Vision clearance at corners. At street intersections or corners of streets no structure shall be
 153 erected and no vegetation shall be planted or maintained in such a manner as to materially
 154 impede vision between the heights of two feet and 10 feet above the triangle formed by the
 155 two street lines and a third line joining points on the street lines 30 feet from the intersection.
- 156 D. Swimming pools. No private swimming pool capable of containing a depth of 24 inches shall
 157 be allowed in any district except as an accessory use and must comply with the following
 158 requirements:
- 159 (1) The pool must be intended and used principally for the enjoyment of the property
 160 occupants.
- 161 (2) It shall not be located in the front yard and shall be no closer than 10 feet to a side or
 162 rear property line.
- 163 (3) The pool, or the property on which it is located, shall be walled or fenced to prevent
 164 uncontrolled access from the street or from adjacent properties. Said fence or wall shall
 165 not be less than five feet in height, shall be maintained in good condition with a gate and
 166 lock, and must prohibit the passage of any object exceeding four inches in diameter.
- 167 (4) Inground pools shall have an apron inside the fence no less than four feet in width.

168 ~~E.—Water bodies.~~

169 ~~(1) No disposal trench or bed, cesspool, seepage pit or other facility shall be located:~~

170 ~~(a) Within 75 feet of a freshwater wetland, stream, river, pond or lake as defined in~~
171 ~~R.I.G.L. 2-1, as amended, except that the required setbacks shall not be considered.~~

172 ~~(b) Within 75 feet of the flood water source if such facility is located on a "Flood Plain"~~
173 ~~as defined in R.I.G.L. 2-1.~~

174 ~~(2) No structure may be erected within 50 feet of any freshwater wetland, stream, river, pond~~
175 ~~or lake except sheds, for the storage of boats and accessories, piers and similar structures.~~

176 ~~(3) No freshwater wetland, stream, river, pond, or lake as defined in R.I.G.L. 2-1 shall be~~
177 ~~excavated, drained, filled or altered in any way except in conformance state and federal~~
178 ~~law.~~

179 ~~F. E. Temporary structures. Temporary structures including, but not limited to, truck bodies;~~
180 ~~container boxes; and plastic, metal, or wood-sheathed structures without plumbing and~~
181 ~~electricity shall be prohibited.~~

182 ~~G.—Accessory dwelling structures. [Added 5-14-2018 by Ord. No. 04-18-322]~~

183 ~~(1) Accessory dwelling structures are prohibited on any lot containing less than 20 acres.~~

184 ~~(2) Multiple accessory dwelling structures on a single lot are not permitted. Accessory~~
185 ~~dwelling structures shall comply with all planning, building and zoning requirements for~~
186 ~~a principal structure.~~

187 ~~H.—Accessory family dwelling unit (AFDU)/in-law apartment. [Added 5-14-2018 by Ord. No.~~
188 ~~04-18-322]~~

189 ~~(1) AFDU by right. AFDUs located in an owner occupied, single family residence shall be~~
190 ~~permitted as a reasonable accommodation for family members in all residential zones~~
191 ~~subject to the following conditions in accordance with R.I.G.L. § 45-24-37(e):~~

192 ~~(a) The AFDU shall only be occupied by a family member;~~

193 ~~(b) The family member occupying the AFDU must be 62 years of age or older or~~
194 ~~disabled;~~

195 ~~(c) The exterior appearance of the principal structure shall remain that of a single-~~
196 ~~family home;~~

197 ~~(d) An internal means of entry and egress shall be maintained between the principal~~
198 ~~residence and the AFDU at all times;~~

199 ~~(e) No additional exterior entrances shall be added absent a compelling need, such as~~
200 ~~code compliance or to accommodate an occupant's disability. If a compelling need~~
201 ~~for an exterior entrance arises, the entrance will be located on the side or rear of the~~
202 ~~structure;~~

203 ~~(f) Any septic system located on site shall be approved by the Department of~~
204 ~~Environmental Management to handle waste associated with the AFDU; and~~

- 205 ~~(g) An AFDU under this section shall only be valid where the owner of the principal~~
206 ~~residence has recorded a notarized declaration in the Coventry land evidence~~
207 ~~records and filed a copy of that declaration with the Coventry Zoning Official. The~~
208 ~~AFDU declaration shall be on forms prepared by the Coventry Office of Planning~~
209 ~~and Development.~~
- 210 ~~(2) AFDU by special use permit. AFDUs that do not meet the criteria for an AFDU by right,~~
211 ~~as outlined above, because they involve expansion of the existing principal residence,~~
212 ~~may be approved by special use permit in accordance with Article 4, subject to the~~
213 ~~following conditions:~~
- 214 ~~(a) The AFDU shall only be occupied by a family member;~~
- 215 ~~(b) The exterior appearance of the principal structure shall remain that of a single~~
216 ~~family home;~~
- 217 ~~(c) An internal means of entry and egress shall be maintained between the living area~~
218 ~~of the principal residence and the AFDU at all times;~~
- 219 ~~(d) No additional exterior entrances shall be added absent a compelling need, such as~~
220 ~~code compliance or to accommodate an occupant's disability. If a compelling need~~
221 ~~for an exterior entrance arises, the entrance will be located on the side or rear of the~~
222 ~~structure;~~
- 223 ~~(e) Any septic system located on site shall be approved by the Department of~~
224 ~~Environmental Management to handle waste associated with the AFDU; and~~
- 225 ~~(f) An AFDU under this section shall only be valid once a special use permit has been~~
226 ~~granted by the Zoning Board and recorded in the Coventry land evidence records.~~
- 227 ~~(3) A structure that would otherwise meet the definition of an accessory dwelling structure~~
228 ~~cannot be made into an AFDU by connecting it to a principal residence with a walkway,~~
229 ~~hallway, breezeway or other similar structure.~~
- 230 ~~(4) The identity of the occupant of the ADFU shall be named and an affidavit signed~~
231 ~~verifying that this person will be the only occupant.~~
- 232 ~~(5) All building permit applications for renovations or additions to construct an ADFU shall~~
233 ~~include a plan describing how the ADFU will be converted back into living space for the~~
234 ~~principal dwelling unit when the ADFU is terminated.~~
- 235 ~~(6) Any AFDU obtained under this section shall automatically terminate when:~~
- 236 ~~(a) The ADFU is no longer occupied by a qualified family member(s); or~~
- 237 ~~(b) Title to the principal residence is transferred, whichever occurs first.~~
- 238 ~~(7) Upon termination of an AFDU, either where it is no longer occupied by a qualifying~~
239 ~~family member or as a result of a transfer of title, the owner occupant of the principal~~
240 ~~residence shall notify the Coventry Zoning Official, in writing, and record an appropriate~~
241 ~~document in the land evidence records noting the termination of the AFDU.~~
- 242 ~~(8) Once an AFDU has terminated, occupancy of the AFDU shall no longer be permitted~~
243 ~~unless a subsequent AFDU declaration is recorded to renew the AFDU for another~~

244 ~~family member.~~

245 ~~(9) AFDUs originally approved by special use permit under Subsection H(2) may be~~
246 ~~renewed through the AFDU declaration process under Subsection H(1), provided that~~
247 ~~no further expansion of the principal dwelling is proposed.~~

248 ~~(10) At no time shall either the AFDU or the principal residence be occupied by a non-family~~
249 ~~member of the owner of the property.~~

250 F. **Accessory Dwelling Units (ADUs)**

251 (1) **Eligibility. One ADU per lot shall be allowed by right under the following**
252 **circumstances:**

253 (a) **On an owner-occupied property as a reasonable accommodation for**
254 **family members with disabilities; or**

255 (b) **On a lot with a total lot area of twenty thousand square feet (20,000 sq.**
256 **ft.) or more for which the primary use is residential; or**

257 (c) **Where the proposed ADU is located within the existing footprint of the**
258 **primary structure or existing accessory attached or detached structure**
259 **and does not expand the footprint of the structure.**

260 (2) **Performance Standards:**

261 (a) **The maximum unit size for an ADU is as follows:**

262 1. **A studio or one (1) bedroom ADU may be up to 900 square feet,**
263 **or 60% of the floor area of the principal dwelling, whichever is**
264 **less.**

265 2. **A two (2) bedroom ADU may be up to 1,200 square feet, or 60%**
266 **of the floor area of the principal dwelling, whichever is less.**

267 3. **ADU's with three (3) bedrooms or more are not allowed.**

268 (b) **One additional off-street parking space shall be required for the ADU.**

269 (c) **ADUs shall comply with the accessory structure standards for the**
270 **underlying zoning district.**

271 (d) **ADUs shall have adequate water supply and wastewater disposal systems,**
272 **which may be shared with the principal dwelling. Separate water or**
273 **sewer service lines or expanded septic system capacity shall not be**
274 **required, except as necessary for state law compliance, building code**
275 **compliance, or to address capacity or upgrades necessary to**
276 **accommodate the ADU.**

277 (e) **ADUs cannot be offered or rented for tourist or transient use (defined as**
278 **occupancy less than 30 days) or through a hosting platform.**

279 (f) **ADUs must comply with all state and federal fair housing laws.**

280 (g) **ADU's shall not require zoning relief when proposed within the existing**

281 **footprint of the primary or accessory structure which is a legal**
282 **nonconforming structure in order to address the existing dimensional**
283 **nonconformity.**

284 (h) **ADU's shall be allowed as part of applications for new primary dwelling**
285 **units or subdivisions. For proposed ADU's as part of a larger**
286 **development proposal, such ADU shall not be counted toward the density**
287 **of the proposal.**

288 (i) **ADU's that are not allowed by right under this chapter shall utilize the**
289 **Unified Development Review process per Rhode Island General Law.**

290 § 255-930. Supplemental regulations for specific land uses.

291 A. Gasoline service stations, automotive repair and drive-in restaurants. Gasoline stations,
292 service stations, drive-in restaurants, car washes, automotive repair shops and similar
293 highway oriented "drive-in" uses shall be designed to conform with the following
294 requirements, in addition to other applicable provisions of this chapter.

295 (1) The minimum lot area shall be 20,000 square feet with a minimum street frontage of not
296 less than 150 feet.

297 (2) Suitable separation shall be made between the pedestrian sidewalk and the vehicular
298 parking or moving area with the use of appropriate bumper, wheel guards, or traffic
299 islands in accordance with Article XII. Where the portion of the property used for
300 vehicular traffic abuts a street, such portion shall be separated from the street line by a
301 concrete curb at least six inches high.

302 (3) The entire area used for vehicle service shall be paved, except for such unpaved area as
303 is landscaped and protected from vehicle use by a low barrier.

304 (4) The construction standards for all drive access openings (curb cuts) shall be in
305 accordance with § 255-1230C.

306 (5) The distance of any driveway from any property line shall be at least 10 feet.

307 (6) The distance between curb cuts serving the same lot or adjacent lots shall be no less than
308 40 feet.

309 (7) The distance between a street intersection and a curb cut shall be in accordance with
310 § 255-1230D.

311 (8) Buffer landscaping and screening shall be done in accordance with Article XVII.

312 (9) No vehicles shall be stored on site for salvage or dismantling.

313 (10) Hydraulic hoists, pits, lubricating, greasing, washing and repair equipment shall be
314 entirely enclosed within a building. Tire and battery service and automotive repair,
315 excluding automobile body repair and painting, may be carried out within the premises.

316 B. Automotive dealerships/new and used. All car and truck dealerships shall conform to the
317 following requirements, in addition to the other provisions of this chapter:

318 (1) The minimum lot area shall be 40,000 square feet with a minimum street frontage of not

- 319 less than 200 feet.
- 320 (2) The requirements of § 255-930A(2) through (9).
- 321 (3) The number of vehicles to be displayed and stored on site shall be limited as follows:
- 322 (a) The lot exclusive of building, landscape areas and drives shall be laid out as a
323 parking lot with travel lanes and back up areas and with each space being a
324 minimum of 8.5 feet by 18 feet. The number of required parking spaces shall be
325 deducted from the total number of spaces on the lot. The remaining spaces dictate
326 the number of cars that can legally be displayed at the dealership.
- 327 (b) Spaces shall be set back five feet from side and rear property lines and five feet
328 from sidewalk areas or 10 feet from street lines. This setback shall be marked by
329 some type of curb stop.
- 330 (4) Any building permit or zoning certificate issued for an automotive dealership shall note
331 the number of vehicles that can legally be displayed on the lot.
- 332 C. Auto body repair shops/repair and sale of boats, motors, marine equipment. Auto body repair
333 shops shall conform to the following requirements, in addition to other applicable provisions
334 of this chapter:
- 335 (1) All auto body repair shall take place within a building.
- 336 (2) Storage of vehicles, boats or marine equipment to be repaired shall be located in the rear
337 and/or side of the repair building and such storage area shall be enclosed with a six-foot-
338 high fence which shall effectively screen the area from view. Where the storage area is
339 visible from the road or adjacent uses, four-foot-high evergreens shall be planted along
340 the fence.
- 341 (3) No junk vehicles, boats or marine equipment shall be stored on site. No vehicles, boats
342 or marine equipment shall be kept on site for the cannibalization of parts.
- 343 (4) The requirements of § 255-930A(1) through (9).
- 344 D. Cemeteries. Where a cemetery exists on a lot the following rules shall apply:
- 345 (1) Buildings shall be set back from the cemetery by 50 feet. Accessory buildings shall be
346 set back 20 feet.
- 347 (2) If parking is located around or near the cemetery, the cemetery shall be fenced and curb
348 stops installed to prohibit vehicles from driving over the area.
- 349 (3) The cemetery shall not be altered in any way.
- 350 E. Hazardous waste management facilities.
- 351 (1) Any application for the siting of a Hazardous Waste Management Facility in accordance
352 with R.I.G.L. 23-19.7 shall conform with the following requirements in addition to the
353 industrial performance standards of this chapter (Article VII and § 255-720 in particular):
- 354 (a) The disposal of hazardous waste in the Town by the means of discharge, deposit,
355 injection, dumping, spilling, leaching, placing, or landfilling into or on any land or
356 water, shall not be permitted in any zone.

- 357 (b) A development site for a hazardous waste management facility shall be located a
358 minimum distance of 1,000 feet from contiguous residential uses or residentially
359 zoned districts.
- 360 (c) A development site for a hazardous waste management facility shall be located at
361 least 1,000 feet from schools, nursing homes, and other centers of institutional
362 population.
- 363 (d) A development site for a hazardous waste management facility shall be located at
364 least 1,000 feet from a public recreational facility.
- 365 (e) Hazardous waste management facilities shall be prohibited in environmentally
366 sensitive areas. These areas include areas of steep slope (10% or greater);
367 freshwater wetlands (as defined by R.I.G.L. 2-1); areas in the one-hundred-year
368 flood zone (as defined in the Flood Zone Maps prepared by the Department of
369 Housing and Urban Development for the Town of Coventry effective September 1,
370 1978); areas with soils that are unstable, highly permeable, excessively drained, wet
371 and have a high water table; areas which are adjacent to or are over an aquifer or a
372 major water source.
- 373 (f) There shall be no open storage of hazardous waste at a hazardous waste
374 management facility.
- 375 (g) The following lot requirements shall apply for hazardous waste management
376 facilities:
- 377 [1] Minimum lot area: 200,000 square feet.
- 378 [2] Minimum front yard: 150 feet.
- 379 [3] Minimum rear yard: 150 feet.
- 380 [4] Minimum side yard: 150 feet.
- 381 [5] Maximum lot coverage: 40%.
- 382 (2) For the purposes of enforcement of these provisions, a hazardous waste management
383 facility does not include firms which treat their own hazardous waste as an incidental
384 process, subordinate to the main use of the land and principal structures and which is
385 located on the same or adjoining lot.

386 ~~F. Motels and hotels. The Board may permit hotels and motels by special use permit and~~
387 ~~development plan review by the Commission (Article XVI) in a General Business District,~~
388 ~~provided that the following conditions are met:~~

389 ~~(1) The lot shall consist of not less than 160,000 square feet of land area and shall have a~~
390 ~~minimum width of 200 feet.~~

391 ~~(2) The suitability of the soil within the lot shall provide for the safe and proper operation~~
392 ~~of individual sewage disposal systems, if such are required. No portion of the lot shall~~
393 ~~be under water or in wetlands. The lot shall be well drained, and so graded that pools of~~
394 ~~stagnant water shall not be allowed to collect. Where public sewers exist, the hotel or~~
395 ~~motel facility shall be connected to such sewers.~~

396 ~~(3) The permanent structures of motels or hotels shall not occupy more than 25% of the total~~

397 ~~lot area. Additional lot coverage not to exceed 10% of the total lot area is authorized for~~
 398 ~~recreational facilities.~~

399 ~~(4) No individual motel unit or hotel room shall be erected or altered so as to have a floor~~
 400 ~~area of less than 240 square feet, including bathroom and closet space.~~

401 ~~(5) No part of a motel or hotel structure, accessory structure (except a sign), parking lot or~~
 402 ~~utility area shall be within 50 feet of any lot line or closer than 100 feet to the right of~~
 403 ~~way of any public street. A landscaped or natural buffer zone shall be provided within~~
 404 ~~said fifty foot setback from any lot line and within said one hundred foot setback from~~
 405 ~~any public street, and shall be established in accordance with Article XVII.~~

406 ~~(6) Accessory uses may include necessary office, recreation, parking and maintenance areas,~~
 407 ~~lunch room, restaurant, cocktail lounge or gift shop.~~

408 ~~(7) No principal building shall exceed 35 feet in height; no accessory building or other~~
 409 ~~structure shall exceed 20 feet in height.~~

410 ~~(8) Minimum off street parking and drive access shall be provided and maintained in~~
 411 ~~accordance with Article XII.~~

412 **G.F.** Customary home occupation. As set forth in Article II, any customary home occupation shall
 413 be customarily conducted in a dwelling unit by a member of the family residing in said
 414 unit. No persons residing outside the home shall be employed. The use shall be clearly
 415 incidental and secondary to the use of the dwelling unit for residential purposes.

416 (9) All customary home occupations shall conform to the following conditions:

417 (a) The home occupation shall be performed by the resident and using no more than
 418 100 square feet of floor area and such activity shall not be visible from a lot line.

419 (b) There shall be no patrons or customers for the sale of products at the premises.

420 (c) There shall be no exterior display, no exterior sign, no exterior storage of materials
 421 and no other exterior indication of the home occupation or variation from the
 422 residential character of the principal building.

423 (d) No vibration, smoke, dust, odors, heat or glare or offensive noise shall be produced.

424 (e) No traffic shall be generated by such home occupation.

425 (f) No dealing or selling of firearms or related products shall be permitted.

426 **H.G.** Commercial composting. All commercial composting operations shall conform to
 427 the following conditions:

428 (10) No animal renderings or fish wastes shall be used to accelerate the decomposition of
 429 waste.

430 (11) A commercial composting operation shall be no smaller than five acres in size and no
 431 larger than 10 acres.

432 **§ 255-940. Leased land/seasonal housing. Reserved.**

433 ~~A.—On the effective date of this chapter, the Tax Assessor shall make a determination as to the~~
 434 ~~status of the housing on leased land as to whether it is year-round or seasonal.~~

- 435 ~~B.—No new housing units shall be constructed on leased land.~~
- 436 ~~C.—Seasonal units shall not be converted to year round units. Seasonal or year round units shall~~
437 ~~not be enlarged or added onto and no accessory structures requiring the issuance of a building~~
438 ~~permit shall be built unless they receive a special use permit pursuant to Article IV and receive~~
439 ~~all required state permits including, but not limited to, wetland and individual sewage disposal~~
440 ~~system permits from the Rhode Island Department of Environmental Management, and any~~
441 ~~other necessary permits. However, unenclosed decks totaling up to 120 square feet shall be~~
442 ~~permitted (without a special use permit). Structures damaged by fire must adhere to the~~
443 ~~requirements of Article VIII.~~
- 444 ~~D.—All owners of leased land parcels who propose to subdivide their property shall apply for and~~
445 ~~obtain approval for such subdivision pursuant to the Town of Coventry Subdivision~~
446 ~~Regulations.~~
- 447 ~~E.—The minimum lot size permitted in § 255-60 shall apply to all new construction or alteration~~
448 ~~of existing leased land or seasonal housing parcels. If existing structures are too close together~~
449 ~~to meet the minimum lot size, the development may be proposed as a cluster development,~~
450 ~~pursuant to Article XIII.~~
- 451 ~~F.—Nothing in § 255-940 shall permit the creation of new housing developments on leased land~~
452 ~~except described in § 255-940A through E.~~